

# The Hudson

13580 SW Whitworth Ct - Beaverton, OR

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## Exterior

- Mixture of HardiePlank Horizontal Siding & HardiePanel with Tongue & Groove Accents
- Professionally Designed Hardscape & Landscape
  - Programmable Zonal Irrigation System
  - LED Landscape Lighting
  - Significant Trees & Vegetation Retained
- Cedar Privacy Fence Around the Back Yard
- 30 Year Composition Shingle Roof

## Interior

- Abundance of Natural Light
- High Quality Quartz Slab Countertops
- Handcrafted, Custom Stained Sapele Mahogany Flat Panel Cabinetry with Desinger Satin Nickel Pulls
- 8' Solid Core Doors & 9' Ceilings Throughout Main
- Wide Panel Hardwood Flooring
- Spacious Modern Open Concept Layout
- Custom Closets-To-Go Designer Built-In Shelving & Hanging Options
- Smoke & Carbon Monoxide Detectors
- Plumbed for Central VAC

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## MAIN FLOOR

### Entry & Foyer

- 8' handcrafted Entry Door with Satin Etched Glass & Coordinating Side Lights
- Coat Closet with Additional Storage

### Den / Study

- Abundance of Natural Light
- Wired for TV, Phone & Network
- Luxurious Carpet

### Powder Room

- Custom Tile Countertops
- Vessel Sink & Glass-Tile Backsplash
- Floating Vanity
- Accent Painted Walls

## Technology

- Crestron Integrated Home Automation System
  - Touchscreen Keypad
  - 9-Zone Programmable Lighting Control System with Room for Expandability
  - Hardwired and Integrated Security System
  - Home pre wired for Audio System
  - Including 3 Sets of In Ceiling Crestron speakers
  - Crestron Amplifier with Integrated SONOS Connect So That Music can Stream through-out the house.

## Energy Efficiency

- ENERGY STAR "On Demand" Tankless Hot Water Heater
- ENERGY STAR Ply Gem Windows
- ENERGY STAR 95% Efficient Lennox Natural Gas Furnace
- ENERGY STAR Qualified LED Lighting
- ENERGY STAR 2 Zone HVAC System/ ENERGY STAR A/C
- 2 NEST Programmable Thermostats; Controlled Remotely with Zones for both Upstairs & Downstairs Ensuring Comfort and Efficiency
- Ducts Located within Building Envelope & Sealed to Maximize Energy Savings
- Blower Door Tested
- Polar Blanket Insulation

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## Great Room

- Stunning Floor to Ceiling Fireplace with Direct Vent Technology
- Custom, built-In Cabinets & Solid Block Shelving
- Sliding Glass Door to Covered Outside Living Area
- Wired for TV, Phone & Network

## Kitchen

- Professional Stainless Steel Appliances
  - KitchenAid Commercial Style Dual Fuel Range with Even-heat True Convection System & Easy Convection Conversion System
  - KitchenAid 30" Wall Oven with Even-heat True Convection & Self Cleaning Cycle
  - WHIRLPOOL High Capacity Microwave
  - KitchenAid 22 cu. Ft. French Door Refrigerator with Drawer Style Freezer & Integrated Storage
  - KitchenAid Dishwasher with ProWash Cycle
  - ZEPHYR 42" Pro-Style Rangehood

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## Kitchen (Continued)

- Quartz Slab Countertops with Waterfall Effect
- Walk-In Pantry with Custom Closets-To-Go Designer Shelving
- Designer Pendant Lights with Extra Long Filament Bulbs
- Custom Stained Sapele Mahogany Cabinetry with Soft-Closing Door & Satin Nickel Hardware
- Under Cabinet Integrated LED Lighting
- Slab Quartz Island with Breakfast Bar Seating
  - Crushed Granite Under-Mount Sink
  - Chrome Pull Down Faucet
  - Pull-out Recycling Containers

## Mud Room

- Custom Built-In Cabinets with Shoe Storage Cubbies, Wall Hooks & Bench

## Outdoor Living Area

- Covered Area Off of the Dining Room & Great Room with Pine Tongue & Groove Soffit
- Built-In Speakers
- Gas Stub for BBQ Grill

## Guest Suite (Bedroom 4)

- Generous Walk-in Closet
- Luxurious Carpet
- Ensuite Bathroom
  - Full Tile Vanity & Backsplash
  - Walk-In Shower with Floor to Ceiling Glass Tile Walls

## Garage

- 3 Car Attached & Fully Finished with Ample Storage
  - Modern Classic 8' Tall Satin Etched Glass garage Door
  - Cold Water Hose bib
  - Access to Exterior Through Man Door
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## Upper Level

### Master Suite

- Bedroom
  - Abundance of Natural Light
  - Wired for TV, Phone & Network
  - French-Doors Lead Out to Private Covered Balcony with Expansive Views of Nature
  - Luxurious Carpets
  - Walk-In Closet with Custom Closets-To-Go Designer Shelving & Ample Hanging Options
- Bathroom
  - Heated large Format Porcelain Tile Flooring with Programmable Thermostat
  - Quartz Slab Floating Vanity with Glass Tile Backsplash & Immense Millwork Framed Mirror
  - Free Standing Soaking Tub
  - Generous Walk-In Shower with Dual Heads

### Bonus Room

- Wired for TV, Phone & Network
- Luxurious Carpet

### Bathroom

- Custom Tile Countertops
- Double Sinks with Glass-Tile Backsplash
- Luxurious Soaking Tub

### Laundry Room

- Ceramic Tile Backsplash
- Extra Deep utility Sink with Pull-Out Faucet
- Custom Built-In Cabinetry
- Porcelain Tile Floor

### Secondary Bedrooms

- Oversized with Abundance of Natural Light
- Wired for TV, Phone & Network
- Closets with Custom Designed Built-In Shelving & Hanging Options
- Luxurious Carpet